

MEETING NOTICE OF THE
PLEASANT VIEW BOARD OF ADJUSTMENT

Notice is hereby given that the Board of Adjustment of Pleasant View City will hold a public meeting in the Council Chambers at the Pleasant View City Offices, 520 West Elberta Drive, on **Monday, August 22, 2022 at 1:00 PM.**

AGENDA

1:00 PM Call to Order

1. Discussion/Decision – Variance request brought on behalf of Robert Alexander for parcel number 19-013-0073 at approximately 1438 W Pleasant View Dr. The request is for a variance to allow the development of a single-family home on a nonconforming lot.

****ADJOURN BOARD OF ADJUSTMENT MEETING****

Dated this 12th day of August 2022
/s/ Amber Corbridge/Planning Administrator

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.



Board of Adjustments Staff Report

AGENDA
ITEM
#1

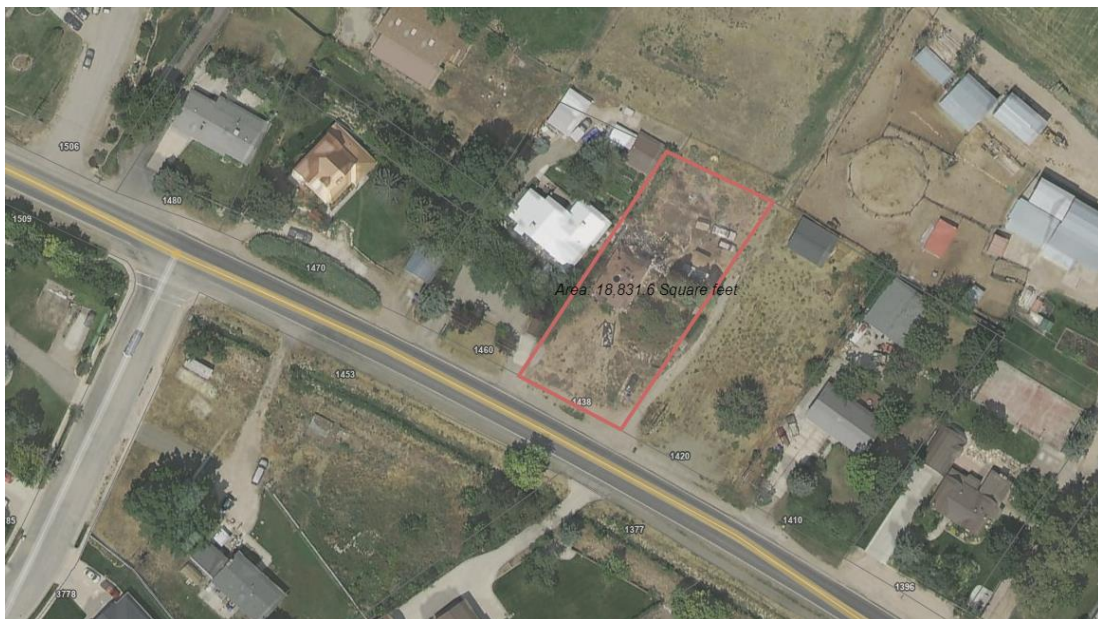
Variance Request to Allow a Single-Family Home on a Nonconforming Lot August 22, 2022

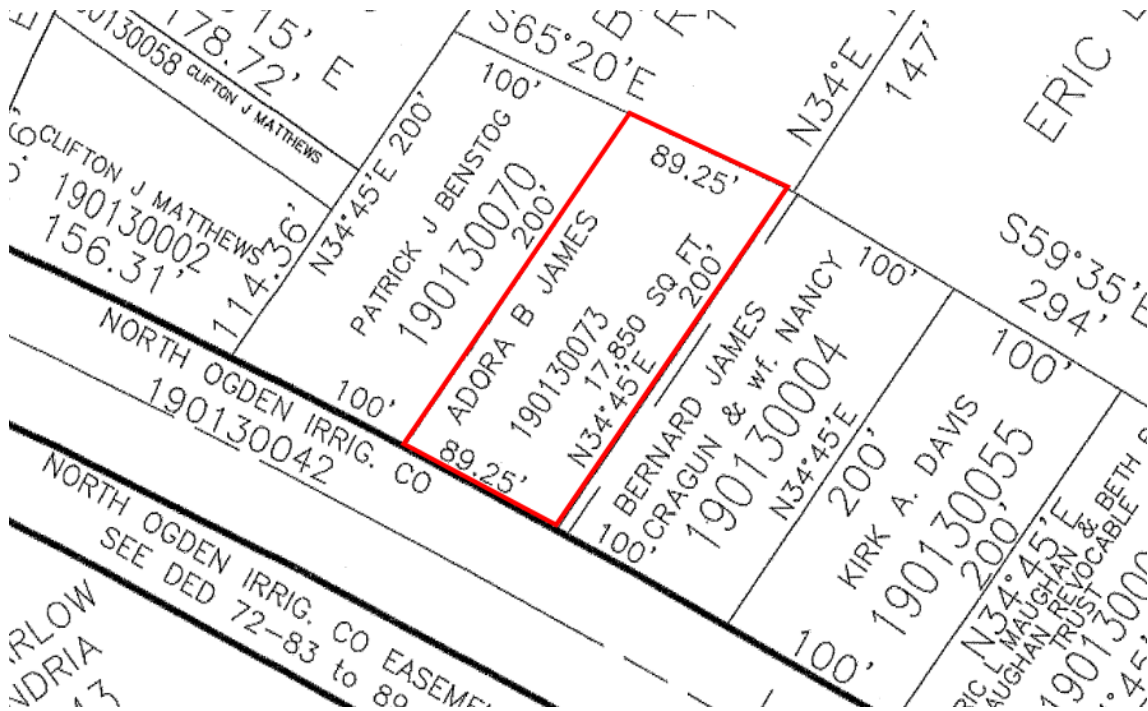
BASIC INFORMATION

Applicant:	Robert Alexander
Owner:	Robert Alexander
Location:	1438 W Pleasant View Drive
Zone:	RE-20
Lot Area:	.43 acres

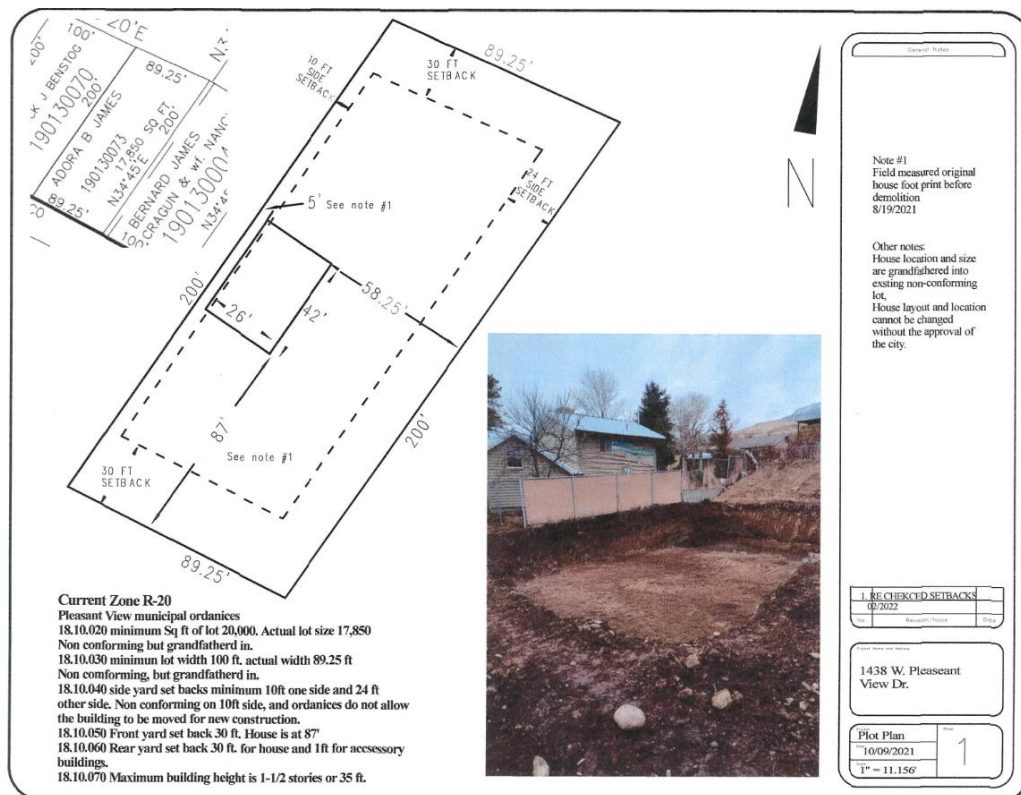
PROPOSAL AND BACKGROUND

The applicant is requesting a variance to allow a single-family home to develop on a nonconforming lot (Parcel # 190130073) with a lot area of 17,850 square ft and 89.25' lot frontage. This lot used to have a single-family home with noncomplying setbacks and now sits vacant due to a house fire. The code (18.50.040(E)) allows for noncomplying structures destroyed by fire to rebuild within a period of one year. Since the home was destroyed over a year ago, the lot has a nonconforming lot area and lot width and requires a variance to build a single-family home. The lot is in the RE-20 Zone, which would require a lot size of 20,000 square ft and 100 ft. lot width.





The following plan was submitted with this request and shows where setbacks of the zone would allow a new single-family home to sit.



FACTORS FOR CONSIDERATION

The Board of Adjustments reviews variance requests, such as permitting the relocation (or construction) of a non-conforming building, provided it complies with all development requirements of the zone (18.56.240.I). The building in this case is a single-family home on a lot that does not meet the minimum lot area and width of the zone. The Board of Adjustments must find that the request meets the following before granting a variance:

1. The variance will not substantially affect the General Plan.
2. The property will meet the ordinance as much as physically possible.
3. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.
4. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
5. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.

STAFF COMMENTS

The variance will not substantially affect the General Plan.

The General Plan supports the need to connect the built environment and the continued sense of place and community. The General Plan also recognizes the importance of maintaining the quality, appearance, and upkeep up existing and proposed housing. New development is encouraged to develop housing that is unique in style and based around a particular theme (Pleasant View City General Plan 23-24). Granting the variance would allow the parcel to develop a new single-family home and fit in with the existing single-family dwellings and neighborhood.

The property will meet the ordinance as much as physically possible.

A new single-family home will need to meet current development standards. A new single-family home will not be allowed to develop on the footprint of the previous home, as it would not meet current setback standards. The home will need at least thirty feet (30') in the front and rear, and the sides at least ten feet (10') and total of twenty-four feet (24').

Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.

The lot will not be allowed to develop under the current land use ordinances (17.18.030 (2)), as the lot does not meet at least 20,000 square feet and 100' wide frontage of the RE-20 Zone (18.10.020 and 18.10.030). Literal enforcement may not be in the best interests of the city.

There are special circumstances attached to the property that do not generally apply to other properties in the same zone.

This lot does not meet the minimum lot area and lot width as most lots in the same zone. The lot had a nonconforming single-family home and now has the opportunity to build a home to meet proper setbacks.

Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.

The property would benefit from the same rights as the other lots in the area to have a single-family home, like other properties in this zone. The property would be required to meet all the current code requirements.

Staff Recommendation

Staff recommends **approval** of the variance to allow a single-family home to develop on a nonconforming lot (parcel #19-013-0073) subject to new development meeting minimum zoning standards and building codes.

Public Comment

There have been no comments currently.

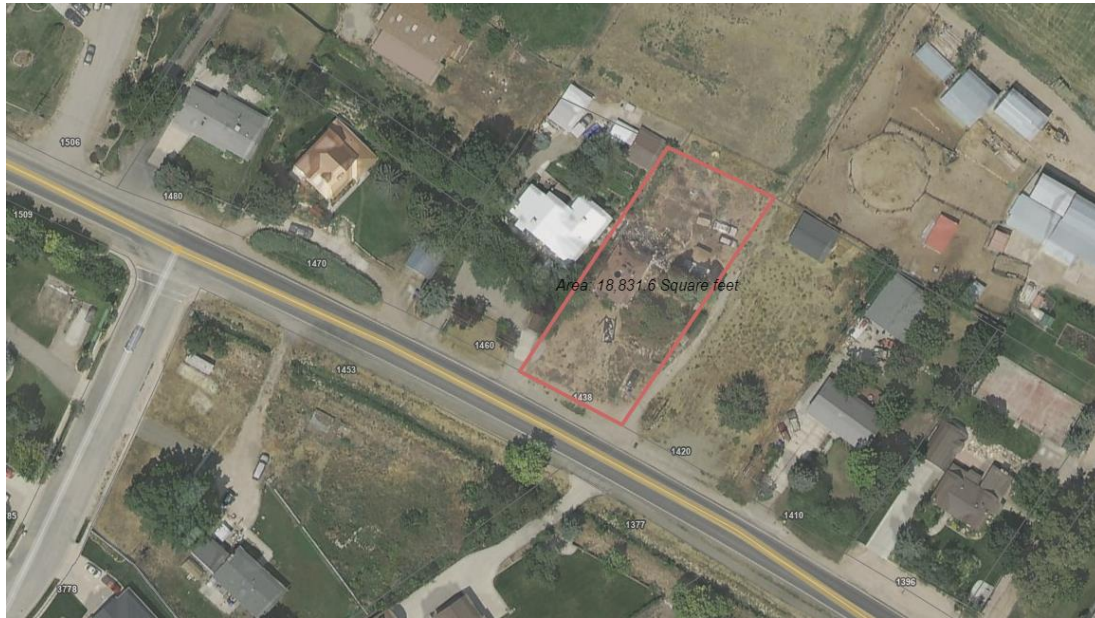
STAFF CONTACT

Amber Corbridge
acorbridge@pleasantviewcity.com
801-782-8529 Ext: 466

ATTACHMENTS

- 1) Vicinity Map
- 2) Application and Materials

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Application and Materials

**PLEASANT VIEW CITY
APPLICATION FOR VARIANCE OR APPEAL OF CITY DECISIONS**

NATURE OF REQUEST Move home footprint and extra time to build. to meet current side setbacks

PROPERTY LOCATION: 1438 W. Pleasant View Dr.

PARCEL ID NUMBERS: 190130073

DETAILS OF REQUEST #1. Need to have grandfatherd home footprint moved to east. Home footprint is 5 feet from west property line. Contacted mayor in May of 2022 who gave approval, but I need this approval in a written document. #2 Current ordinance Pleasant view city 18.50.040 does not give a reasonable time frame for permitting and building of house, due to Covid, the current building boom we are experiencing, and shortages of materials and manpower to build. I would like a 18 month extension.

Attach additional sheets if necessary

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Robert Alexander

PHONE: 801-388-9158

ADDRESS: 3358 N. Higley Rd.

Farr West Ut 84404 EMAIL: rwalexander@juno.com

APPLICANT/AGENT:

NAME: Same as Property owner PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application.



Signature of Applicant/Agent

Notary

For City Use

DATE SUBMITTED: 7/26/22 TAKEN BY: AC

FEES (DUE AT TIME OF APPLICATION)

Application Fee \$150.00
Noticing Fee \$200.00

Date Paid: 7/26/22
Date Paid: _____

Amount: \$ 150.00
Amount: \$ 200.00

Application updated February 2020

Total Amount: 350.00



Description of Attached Document

Title of Type of Document Pleasant View City Application for Variance or Appeal of City Decisions

Document Date 07/26/2022

Number of Pages 1

Acknowledgment

State of Utah

§
County of Weber

On this 26th day of July, in the year 2022, before me

Chelsea Thompson a notary public, personally appeared
notary public name

Robert Alexander, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she they) executed the same.

Witness my hand and official seal.

Chelsea Thompson
Notary Signature



AFCU Form #745 09/16

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